

**November 12, 2004**

**Town of Lincoln – Planning Board**

**100 Old River Road**

**Lincoln, RI 02865**

**Dear Honorable Members,**

**On November 9, 2004 at 3:30 pm the Technical Review Committee met to review the agenda items for the November 17, 2004 Planning Board meeting. In attendance were Al Ranaldi, Kim Wiegand, Diane Hopkins, Russell Hervieux, Ann Marie Either, and Peggy Weigner. Below are the Committee's recommendations:**

**Major Subdivision Review**

**a. Angell Road Subdivision AP 44 Lots 12, 32 Public Hearing – 7:15 PM**

**- Angell Road Development Co. Angell Rd, Whipple Rd**

**This project represents the subdivision of one lot into thirteen conventional single-family lots. The subject lot contains 11.03 acres of land and is located in zoning district RS-20 (20,000 square feet – Residential Single Family). The project is before the Planning Board for a public hearing. The Technical Review Committee will present**

**final comments on the project following the public hearing. Below is a brief recap of the project.**

**On August 25, 2004, this new project was certified as complete and referred to the Planning Board for their regularly scheduled September meeting for review as a Master Plan. According to our Subdivision Regulations, the Planning Board shall, within one hundred twenty (120) days of certification of completeness, or within such further time as may be consented to by the applicant, approve the Master Plan as submitted, approve with changes and/or conditions, or deny the applicant, according to the requirements of Section 8. A decision on the Master Plan review must be made by December 23, 2004 or within such further time as may be consented to by the applicant.**

**The Technical Review Committee and the Engineering Division has reviewed the above-proposed development according to the 2001 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and engineering practice standards. The submission includes a set of 10 sheets entitled “Master/Preliminary Plan Submission for Angell Road Subdivision”, Lincoln Rhode Island, AP 44 Lot 12, prepared for Leslie W. Sables by Commonwealth Engineers & Consultants, Inc., revised October 20, 2004. The Engineering Division also received and reviewed a report entitled “Storm Water Management Analysis and Design for AP 44 Lot 12 in Lincoln, Rhode Island”, prepared by Commonwealth Engineers & Consultants, Inc., for Leslie W. Sables, revision date June 22, 2004. The Town received a new letter from Ms. Linda Layer, P.E. dated**

**October 14, 2004. A copy of a revised traffic report entitled “Traffic Impact Assessment Report” prepared for the above applicant by the above engineer revision date October 13, 2004 was also recently received. At this stage of review, the applicant is requesting five waivers. The waivers requested are:**

- 1. A waiver from Section 24, Article A (5) – Sidewalks – waiver requested to propose sidewalks on one side of the road only**
- 2. A waiver from Section 1, Article B (10) - Minimum Buildable Lot standard - Proposed Lot #1 due to earthen berm – buildable square footage = 18,141 sqft**
- 3. A waiver from Section 1, Article B (10) - Minimum Buildable Lot standard - Proposed Lot #2 due to earthen berm – buildable square footage = 17,880 sqft**
- 4. 2 ½ : 1 lot depth to width ratio for Lot 3**
- 2 ½ : 1 lot depth to width ratio for Lot 5**

**The Technical Review Committee has reviewed all the submitted materials and concluded that all major engineering issues have been successfully addressed. Conditional Approval could be granted subject to the following issues to be resolved:**

**Wetlands - The applicant has received an approval from RIDEM Wetlands for the original 15 lot subdivision dated November 5, 2004. An amended permit for the revised plan must be a condition for preliminary approval.**

**Groundwater - The seasonal high ground water elevation must be determined in order to set the house elevations set above the seasonal high ground water elevation. Ground water elevations must be taken and documented during the wet season in the existing test pipes and also in two additional test pipes located also on the northerly side of the property.**

**Sanitary sewers - The developer must ensure that a homeowners association will take ownership, maintain and service the proposed pumping station to lift the sewerage for the lots on the site. Alternative arrangements with the Public Works Department may be possible. The force main and gravity sewers in the public road are proposed to be owned and maintained by the Town. The detail for the sewer trench must be modified to conform to current Town standards.**

**In earlier discussions the developers were requested to pay for improvements to the existing facilities at Angell Road South pumping station as a condition of approval for using public sanitary sewers. This station is near to the design capacity for the already existing, platted lots that have paid sewer assessments. This condition is required in order to be able to accept the additional flows from the subdivision without negatively impacting the future ability to connect for the already platted lots. The Town has had some initial conversations with the engineers regarding potential improvements. The TRC recommends the condition of written acceptance of payment for improvements from the developer at this stage of the process.**

**Traffic - The Traffic Report revised October 14, 2004 recommends mitigation measures for traffic concerns beyond clearing the vegetation on site. The new additional recommendation is to remove a large boulder on the west side of Whipple road south of the proposed Leslie Road that blocks the sight distance. This work must be delineated out in the field prior to site construction and performed by the developer as part of the site development.**

### **Minor Subdivision Review**

**a. Sunview Street Subdivision AP 13 Lot 31 Preliminary Plan Discussion /**

**- Seminole Development Sunview Street Approval**

**This application is under the 2001 Subdivision Regulations and represents the subdivision of one lot into two lots. The plan received Certificate of Completeness on November 1, 2004 in which the Planning Board has 65 days (January 5, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. The TRC and the Engineering Division reviewed the above proposed development according to the Land Development and Subdivision Regulations preliminary plan submission standards and requirements and standard engineering. While the proposed minor subdivision represents good land development, it requires one waiver. The minor subdivision requires a waiver from Section 1, Article B(10) – Buildable lot area. The**

eastern section of the lot contains slopes greater than 15%. While this situation would not be considered in the planning of larger subdivisions, the applicant has presented photos of the surrounding neighborhood. Based on the photos and a site visit, a large majority of the existing houses in the area have retaining walls or have been built into the slope.

Therefore, based on the submitted plans, the fact that this is a proposal for only one lot, and that a large majority of the surrounding houses either have retaining walls to address the slopes or are built into the slope, the Technical Review Committee feels that this proposed minor subdivision represents a unique situation in this specific area and recommends that the subdivision be approved. The TRC would also like to note the requirement of open space fee. The TRC also recommends that final approval be delegated to the administrative officer.

### **Minor Land Development Review**

#### **a. Lincoln Middle School AP 26 Lots 38, 39, 41, 43 Minor Land Development**

##### **- Town of Lincoln Jenckes Hill Road Discussion / Approval**

The Technical Review Committee and Lincoln's Public Works Engineering Division has reviewed the set of plans entitled "Lincoln Middle School, Lincoln, Rhode Island, Permit Submission Plans" prepared by Architectural Involution, Inc. dated 10/29/04 for the Town of Lincoln. This is a minor land development located on Jenckes Hill

**Road encompassing AP 26 Lots 38, 39, 41 and 43 and Plat 44 Lot 161.**

**The proposed minor land development project has been filed and reviewed under the 2001 Land Development and Subdivision Regulations preliminary plan submission standards and requirements and engineering practice standards. The plan received Certificate of Completeness on October 13, 2004 in which the Planning Board has 65 days (December 17, 2004) to approve the preliminary plan as submitted, approve with changes and/or conditions, or deny the applicant. Below are the committee's concerns.**

**Traffic/ Road design - The site access and internal traffic flow appears to meet the needs of the school. The internal flow effectively segregates the bus traffic, student drop-off and pick up as well as building services. The plans show a new turning lane constructed on Jenckes Hill Road to allow safe approach to the school from the south. The entrance onto Jenckes Hill Road requires RIDOT approval through the Physical Alteration Permit process. The Engineering Division has reviewed the traffic report. The Traffic Report recommends installation of a school speed limit system signage. This system requires approval of the State Traffic Safety Commission. No pedestrian access is shown to Jenckes Hill Road and Lime Acres Park from the school. The school will bus all students to the school and all programs; the campus is a closed facility with strict controls and bussing for any off campus events. The design of the entrance, parking area and fields are such to**

**encourage on site uses only and to discourage off campus connections.**

**Utilities - The Lincoln Water Commission (LWC) has stated that public water is available for this development. The system is in the High Service Area which will necessitate payment of an impact fee to the LWC. The water system has received preliminary approval by the LWC. The Limerock Fire Department has made preliminary recommendations to the site plan to ensure access for fire safety. The State Fire Marshall will review the fire protection system for the building.**

**The sewer design, connecting by gravity to a public sewer at the intersection with Harris Road is acceptable. It appears that the southern most portion of the school will require wastewater to be pumped up to a sanitary manhole that is part of the onsite gravity system. The design appears to minimize the amount of road excavation required within the State road right of way. Approval for the wastewater discharge must be obtained from the Narragansett Bay Commission. An existing utility pole will need to be relocated for the entrance.**

**Stormwater/ groundwater - The engineering division has reviewed the drainage report. The design and placement of the stormwater detention basins are acceptable. Stormwater basins appear to be above the seasonal high groundwater elevation, readily accessible for maintenance.**



**This area of Limerock is known for seasonal high groundwater elevations. Previous soil evaluations across the site confirm that groundwater close to the surface is an issue in some areas, particularly adjacent to the wetlands. This characteristic of the land has been taken into account. As shown in the proposed finished floor elevations, the building will be above the seasonal high groundwater elevations.**

**Wetlands - The development is subject to RIDEM Wetlands approval. The wetlands have already been delineated and verified by RIDEM. The consultant, Pare Engineers and the Town Engineer met with representatives of RIDEM regarding the application for Preliminary Determination. It is clear that the site design will be in substantially conformance with the requirements and standards of an insignificant alteration. An application has been prepared for a RIDEM permit. The RIDOT has no objections to RIDEM reviewing the alterations of wetlands on the State highway required for the development.**

**Based on the above noted concerns, the Technical Review Committee recommends that this minor land development project be approved with conditions. Below are the recommended conditions:**

- 1. The Engineering Division must review and approve the final traffic report.**
- 2. The public water system design needs to be reviewed and approved by the LWC.**

- 3. Submit a wastewater discharge application to the Narragansett Bay Commission.**
- 4. The engineering division must review and approve the final drainage report.**
- 5. RIDEM Wetlands approval.**

**The TRC recommends that remediation bond amount and final plan approval be delegated to the Administrative Officer to the Planning Board.**

### **December Zoning Applications**

**Timothy and Eileen Chaput, 11 Kirkbrae Drive, Lincoln, RI - Dimensional Variance for rear yard setback for the construction of a garage/addition.**

**AP 32, Lot 55 Zoned: RS 20**

**Members of the Technical Review Committee visited the site and reviewed the revised site and floor plans and application. The plans submitted present a three-car garage and two-story addition above the garage. This addition is attached to the house via a 16'x8' connection that is not designed as an integrated part of the existing house. The applicant did not present any additional information to establish hardship for the variance. The Committee feels that the application does not fully address the requirements of a dimensional variance. Therefore, the Technical Review Committee recommends**

**denial of the application for a dimensional variance.**

**Victor Rodrigues, 91 Suffolk Avenue, Pawtucket, RI / Anne Levesque, 24 Breakneck Hill Road, Lincoln, RI – Use Variance for the operation of a professional office/residential space for property located at 24 Breakneck Hill Road, Lincoln, RI.**

**AP25, Lot 74 Zoned: RS 20**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends approval of this application. The committee finds that the proposed use variances will not alter the general character of the surrounding area. Currently, there are three similar professional office/residential spaces located within the immediate vicinity. This proposed use will compliment the existing uses and will not impair the intent or purpose of the zoning ordinance, nor the Comprehensive Plan.**

**Nextel Communications, 40 Hartwell Avenue, Lexington, MA – Special Use Permit for the operations of a telecommunications facility to be located at 145 Higginson Avenue, Lincoln, RI.**

**AP1, Lot 155 Zoned: ML 0.5**

**Members of the Technical Review Committee visited the site and reviewed the submitted plans and application. The TRC recommends approval of this Special Use Permit. The committee finds that the proposed special use permit will not alter the general character of the**

**surrounding area. Currently, the area represents a variety of manufacturing industries. This proposed use will compliment the existing uses and will not impair the intent or purpose of the zoning ordinance, nor the Comprehensive Plan.**

**Respectfully Submitted,**

**Albert V. Ranaldi, Jr. AICP**

**Administrative Officer to the Planning Board**